

Planning & Zoning Commission



February 6, 2018

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda
Tuesday, February 6, 2018 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Ron Smith..... Chair
Randy Owens..... Vice Chair
Brad Emerson..... Commissioner
Roger Myers..... Commissioner
Mike McCrossin..... Commissioner
Bryan Rogers..... Commissioner
Jade Duan..... Commissioner

Renaè Ollie..... Planning Director
Jasen Haskins..... Sr. Planner
Kevin Molina..... Planner
Mary Bradley..... Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from January 16, 2018, Regular Meeting.

REGULAR AGENDA

Public Hearing

1. Hold a Public Hearing to consider and act upon a recommendation to the City Council regarding a change of zoning from Agricultural – 30 District (AG-30) to Planned Development for Single Family Estate (PD-SF-ED) on approximately 27 acres, located at 801 Lake Ranch Lane, within the Lake Ranch Addition. **ZC2018-01**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 2nd day of February 2018 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Stephanie Storm, City Secretary

Date Notice Removed

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Wylie Planning and Zoning Commission

Minutes

**Wylie Planning & Zoning Commission
Tuesday January 16, 2018 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100**

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:02 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens, Commissioner Brad Emerson, Commissioner Mike McCrossin, Commissioner Roger Myers, and Commissioner Bryan Rogers. Commissioner Jade Duan was absent.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr. Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Meyers gave the Invocation. Vice Chair Owens led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

Consider and act upon approval of the Minutes from the January 2, 2018, Regular Meeting.

Board Action

A motion was made by Commissioner Rogers and seconded by Commissioner McCrossin to approve the minutes for January 2, 2018, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Regular Agenda

Site Plan for Retail use Woodbridge Crossing Lot 8R-1

Consider, and act upon a Site Plan for Retail use on Lot 8R-1, Block A of the Woodbridge Crossing Addition, generally located south of FM 544 and west of Springwell Parkway.

Staff Presentation

Mr. Haskins stated that the site plan is a revision of a site plan approved December 5, 2017. The initial site plan proposed two retail buildings, and the revised site plan add a third building of 8,438 square feet. The applicant is proposing to develop three retail uses on one lot consisting of 7.286 acres.

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioner Meyers, to approve the Site Plan for retail use, being Lot 8R-1, Block A of the Woodbridge Crossing Addition, generally located south of FM 544 and west of Springwell Parkway. Motion carried 6 – 0.

Site Plan CVS Country Club Addition

Consider, and act upon a Site Plan for CVS Country Club Addition, Lot 1, Block A, on a single lot, for the development of a General Merchandise Store use, generally located on the southwest corner of Country Club Road and Parker Road.

Staff Presentation

Mr. Molina stated that the site plan will create a CVS General Merchandise Store use on a single lot. The plan was revised in October 2015 and in June 2016. The main reason for the current revision is due to a drainage detention pond, causing a decrease in the size of the building from 14,600 square feet to 9,656 square feet.

The architectural styling has substantially changed from the other approved plans. The new design does not show as much façade articulation, visual variety and/or architectural detailing, but does meet the bare minimum design standards of the zoning ordinance. Staff recommends more articulation be incorporated into the façade, specifically the north and east facades. Commissioners were in agreement to have Staff review and approve the articulation into the façade.

Mr. Michael Doggett, Civil Engineer, Winklemann Associates, stated that the proposed site plan is a smaller store with a potential to add another commercial user to the south.

Board Action

A motion was made by Commissioner Meyers, and seconded by Commissioner Rogers, to approve the Site Plan for CVS Country Club Addition, pending final approval from Staff on the façade articulation, Lot 1, Block A, on a single lot, for the

development of a General Merchandise Store use, generally located on the southwest corner of Country Club Road and Parker Road. Motion carried 6 – 0.

Public Hearing

Zoning Case 2017-12

Hold a Public Hearing and consider a recommendation to the City Council regarding change in zoning from Commercial Corridor (CC) to Planned Development Multi-Family/Community Retail (PD-MF/CR) to allow for a 286 unit multi-family development with commercial uses on a 15.72 acre tract of land located northwest of the intersection of State Highway 78 and Westgate. **ZC 2017-12**

Staff Presentation

Mr. Haskins stated that the applicant is proposing a planned development to allow for an urban style approximately 300-unit multi-family development that will also include commercial uses on 15.72 acres.

The property is currently zoned Commercial Corridor and is located south of State Highway 78 and the railroad. To the west is light industrial zoned property, and the east and north is commercial zoned property. The proposed uses are compliant with those listed in the Comprehensive Land Use Plan.

The development standards proposed will have the underlying regulations of Multi-Family and Community Retail. Some of the major differences between the Planned Development and base zoning is the overall unit per acre density is higher to accommodate the 4-story urban style building; individual units are smaller and the parking ratio is 1.6 spaces per unit with a shared parking for the commercial uses.

Twelve notifications were mailed with no responses returned in favor or in opposition of the request.

Applicant Presentation

Mr. Brian Rumsey, and Mr. Steve Rumsey, Cross Architects, applicants for the subject property, 1255 W 15th Street, Suite 125, Plano, 75075, stated that in 1972 to 1980 was used as a disposal site for plastics.

Mr. Brian Rumsey gave a short presentation on the proposed development, stating that apartments will not be larger than a two bedroom unit. The parking will be angle, giving an urban feel. The residents within the apartments will be able to walk to existing commercial, as well as the proposed commercial.

Mr. Rumsey further stated that in the future there may be a phase 2 to allow retail commercial use. Phase 2 will be buffer between the railroad and proposed development.

The parking ratio will be 1.6 spaces per unit. The commercial property will allow for shared parking between the apartments. However, if parking becomes an issue, there is

additional land within the development that allows additional parking, if the need arises.

Due to the property being used as plastic disposal site, there will be excavation and removed. Sixteen testing sites were done on the property, and no toxic chemicals were located.

Mr. Haskins stated that the Concept Plan includes a Atmos easement. The applicant is working with Atmos to obtain approval to allow parking on the easement. When the Commissioners consider the Site Plans for the multi-family unit and restaurants, the response from Atmos Gas will be noted on the plan.

He stated further about corrections needing to be made to the Standards, Section 4.3.F.2a, striking out the word owner and the final approval received from Building Official and Planning and Zoning Commission.

Public Comments

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Vice Chair Owens and Commissioner Rogers, to recommend approval to the City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development Multi-Family/Community Retail (PD-MF/CR) with stipulation that on the Planned Development Standards, 4.3.F.2a with discretion of the owner struck out and be approved by Building Official and Planning and Zoning Commission; and to allow for a 286 unit multi-family development with commercial uses on a 15.72 acre tract of land located northwest of the intersection of State Highway 78 and Westgate. **ZC 2017-12.** Motion carried 6 – 0.

Zoning Case 2007-13

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a change of zoning from Agricultural -30 District (AG-30) to Planned Development for Single Family on approximately 52 acres, generally located northeast of the intersection of South Ballard and Pleasant Valley Road. **ZC2017-13**

Staff Presentation

Mr. Molina stated that the applicant is requesting for a change of zoning to a Planned Development to allow for single family residential use on approximately 52 acres generally located northeast of the intersection of South Ballard and Pleasant Valley Road.

The zoning exhibit shows a concept plan with 169 single family residential lots, 9 open space lots and the donation of 1.6 acres to the City of Wylie for a fire station. The residential lots have a minimum lot size requirement of 6,325 square feet with 1/3 of the lots being a minimum width of 55 feet, 1/3 of the lots a minimum width of 60 feet,

and 1/ of the lots a minimum width of 65 feet. All homes will have a minimum size requirement of 2,000 square feet.

The developer will be required to install a screening wall where lots back or side to Elm, Ballard and Pleasant Valley with a five-foot side walk.

Twenty-nine notifications were mailed with one response returned in favor and two returned in opposition of the request.

Applicant Presentation

Mr. Jim Douglas, Douglas Properties, 2309 K Avenue, Suite 100, Plano, Texas, stated that the screen wall will be to the side yards adjacent to Elm and a screen wall to property back up to Ballard. The builder will be Bloomfield Homes. There is an Atmos Gas easement in the middle of the development.

A 4.55 acre will be will be dedicated as a park and maintained by the Homeowners Association.

Public Comments

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner McCrossin, and seconded by Commissioner Rogers to recommend approval to City Council regarding a change of zoning from Agricultural -30 District (AG-30) to Planned Development for Single Family on approximately 52 acres, generally located northeast of the intersection of South Ballard and Pleasant Valley Road. **ZC2017-13**. Motion carried 6 – 0.

Ms. Bradley stated that the next meeting will be held February 6, 2018. Chair Smith and Commissioner Meyers will not be able to attend.

ADJOURNMENT

A motion was made by Commissioner McCrossin, and seconded by Commissioner Rogers to adjourn the meeting at 7:05PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant

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Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	February 6, 2018	Public Hearing Item Number:	1
Department:	Planning		
Prepared By:	Renae' Ollie		
Date Prepared:	January 29, 2018	Zoning Case Number	2018-01
		Exhibits:	Location Map, Exhibits, Notification List/Map and Responses

Subject

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a change of zoning from Agricultural – 30 District (AG-30) to Planned Development for Single Family Estate (PD-SF-ED) on approximately 27 acres, located at 801 Lake Ranch Lane, within the Lake Ranch Addition. **ZC2018-01**

Recommendation

Motion to recommend approval to the City Council regarding a change of zoning from Agricultural – 30 District (AG-30) to Planned Development for Single Family Estate (PD-SF-ED) on approximately 27 acres, located at 801 Lake Ranch Lane, within the Lake Ranch Addition. **ZC2018-01**

Discussion

Owner/Applicant: Kelli Hohenstein

The applicant is requesting a Planned Development to allow for a single family residential dwelling on approximately 27 acres. This property was the subject of a Replat of Lots 8 & 9 within the Lake Ranch Addition in 1995 and was combined as a single lot (8-A). The Single-Family Estate District allows for the cultivation of agricultural crops and livestock with a minimum lot size of 1 acre.

The purpose of the request is to allow a single family dwelling to have a log exterior as the primary material. The current zoning ordinance requires 100% kiln-fired clay brick or stone laid masonry units or masonry stucco, with 20% stone or decorative brick accent, with a minimum dwelling size of 1,900 sq ft.

The owner desires to construct a 3,610 sq ft 2 story dwelling of log exterior with wrap around porch. The subdivision is surrounded by large acre lots and is accessed by a private road (Lake Ranch). No enclosed garage is proposed.

The development standards of this Planned Development set forth the architectural design criteria for the property. Most exceed the base zoning of the current ordinance. Porches are larger than required, multiple roof pitches, minimum dwelling size increased from 1,900 to 2,400 sf.

A majority of the property lies within a 100 year Flood Plain according to Flood Plain Map Community Panel No 480759 0415 dated 04/02/1991 (Zone A). The front portion of the lot is designated as the 500 year Flood Plain. Prior to construction of the dwelling, FEMA may require flood insurance or the owner can place the

dwelling above the flood elevation and produce a LOMR-F, which will remove this portion of the property from the floodplain.

Staff recommends approval of the PD as presented. There are no known building related codes that would prohibit the log construction.

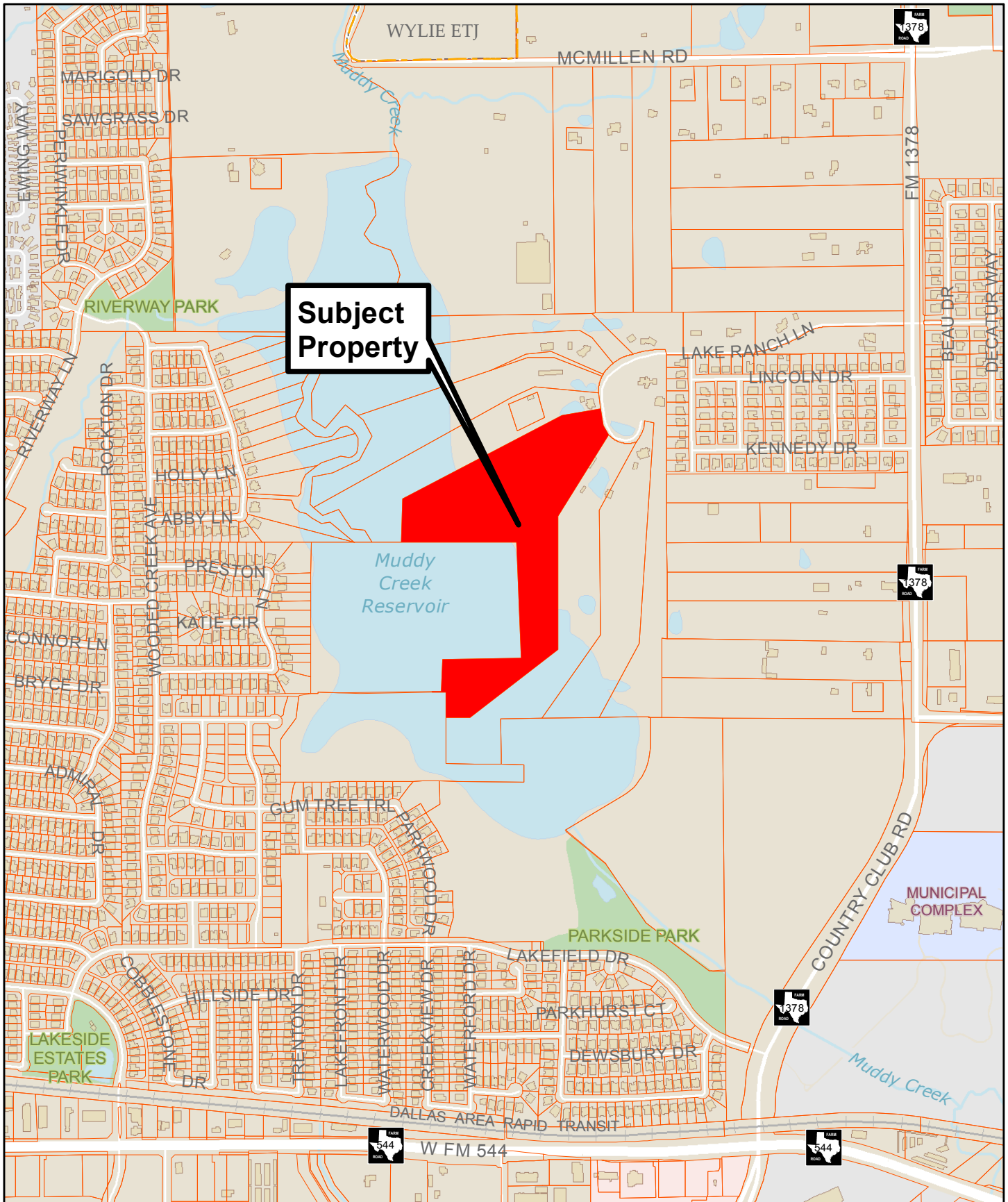
Notification/Responses: Eleven (11) notifications were mailed; with two responses returned in favor at the time of posting.

Approved By

Initial
RO

Date
01/31/18

Department Director



LOCATION MAP ZONING CASE #2018-01

Map Date: 1/4/2018

4247

LAKE RANCH LANE 50' R.O.W.

BM 1117 ON ELECTRIC TRANSFORMER PAD @ LOT 9

N 62°28'13" E N 85°00'00" E S 07°00'00" E
40.00' 277.75' 61.96'
 $\Delta = 4326'13"$
 $R = 177'16"$
 $L = 134'31"$

POINT OF BEGINNING

1"=200'

SCALE IN FEET

LOT 7

THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE UNITED STATES OF AMERICA, NO. 480228-0416, MAP DATED 1/27/81 (ZONE A).

CLAUDE G. HOUSEWRIGHT, JR.
VOL. 489, PG. 285
D.R.C.T.

CLAUDE G. HOUSEWRIGHT, JR.
VOL. 498, PG. 141
D.R.C.T.

N 00°08'53" E
201.30'

N 89°45'30" E
140.44'

N 89°45'30" E
247.20'

N 00°30'30" E
306.86'

PAUL P. TAYLOR
VOL. 624, PG. 138
D.R.C.T.

LOT 8-A

LOT 8-B

LOT 8-C

LOT 8-D

LOT 8-E

LOT 8-F

LOT 8-G

LOT 8-H

LOT 8-I

LOT 8-J

LOT 8-K

LOT 8-L

LOT 8-M

I-759

LAKE RANCH LANE

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EXHIBIT "B"
CONDITIONS FOR PLANNED SINGLE FAMILY DWELLING
ZC 2018-01

I. GENERAL CONDITIONS:

Single Family - Estate District (SF-ED)

- 1. Purpose:** SF-ED is a single family residential district for detached houses on individual lots and requiring a minimum lot size of 1 acre. The cultivation of agricultural crops and livestock are allowed.
- 2. Permitted Uses:** See Use Chart in Article 5, Section 5.1.
- 3. Development Standards:** Following are the yard, lot and space requirements for the Single Family – Estate District, including density, height, lot and unit size.

Figure 3-2 - Single Family Estate District (SF-ED)		
Lot Size		
Lot Area (sq. ft.)	Minimum 1 acre	43,560 sq. ft.
Lot Width (feet)	100	
Lot width of corner Lots (feet)	175	
Lot Depth (feet)	200	
Lot Depth of Double Front Lots (feet)	200	
Dwelling Regulations		
Minimum Square Footage	2,400	
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards	
Yard Requirements – Main Structures		
Front Yard (feet)	50	
Side Yard (feet)	20	
Side Yard of Corner Lots (feet)	40	
Side Yard of allowable nonresidential use (feet)	30	
Rear Yard (feet)	50	
Rear Yard Double Front Lots (feet)	50	
Lot Coverage	45%	
Height of Structures		
Main Structure (feet)	40	
Accessory Structure (feet)	20	

ARTICLE 3: RESIDENTIAL DISTRICT REGULATIONS

4. Additional Provisions:

- a. Refer to additional requirements in Article 7, General Development Regulations.
- b. A minimum separation of 50 feet between agricultural buildings and dwelling units on the same lot shall be maintained.
- c. A minimum separation of 100 feet between agricultural buildings and a dwelling unit on a separate lot shall be maintained, if the agricultural building is used for the raising of animals, otherwise the separation is 50 feet.
- d. Agricultural buildings for the purpose of this provision means those buildings used for the raising of crops or animals, or for the storage of agricultural equipment, supplies, or products.
- e. No more than two animal units per acre of pasture area. A mother and her un-weaned young are considered one animal unit.
- f. Livestock animals are limited exclusively to horses and other equine species, cattle, llamas, sheep and goats. Swine and fowl are expressly prohibited. Domestic animals are allowed consistent with the Code of Ordinances. Other types of animals which introduce an unusual disturbance to the community or adjoining property owners shall not be maintained.
- g. Accessory structures in the Estate District, except garages, must be located behind the main dwelling in the rear yard.

II. SPECIAL CONDITIONS:

None

III. DESIGN CONDITIONS:

A. *Land Design Standards*

Desired Land Design requirements are achieved by builder in accordance as set forth in Article 3, Section 3.4 of the Comprehensive Zoning Ordinance Residential Design Standards.

B. *Architectural Standards*

1. Building Bulk and Articulation

a. Base Standard

In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least 20 percent of the façade shall be offset a minimum of 1 foot either protruding from or recessed back from the remainder of the façade.

b. Desirable Design Attributes:

None

2. House Numbers

a. Base Standard

All single family residential units shall have lighted front stone wall plaque with resident address beside the main entry of the dwelling unit.

b. Desirable Design Attributes:

3. Exterior Façade Material

a. Base Standard

The desired design attribute for the proposed single family residential unit is to have a primarily log exterior structure with the balance being window boxes, gables, metal roofing and dormers. Glazing shall not exceed twenty-five (25) percent of the front elevation of the residence. Vinyl siding and EIFS materials shall not be used for exterior walls.

b. Desirable Design Attributes:

None

4. Exterior Facades – Porch

a. Base Standard

Each single family residential unit shall have a combined total covered front, side or rear entry of a minimum of 120 total square feet of floor area.



b. Desirable Design Attributes:

Two or more sides of covered porches, or pitched cover incorporated into roof lines of house.

5. Exterior Facades - Chimneys

a. Base Standard

Chimney flues for fireplace chimneys are to be within a chimney enclosed with matching exterior walls of the residential unit and capped.

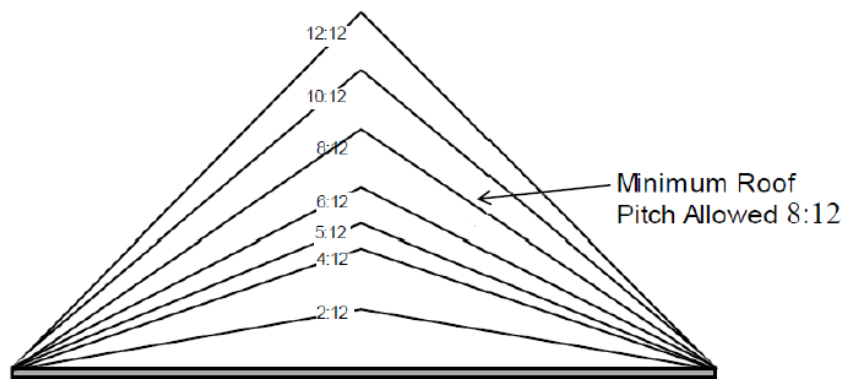
b. Desirable Design Attributes:

Fireplace chimneys shall incorporate 40 percent stone, matching the accent exterior façade materials of the house for houses with Chimneys.

6. Roofs and Roofing - Roof Pitch

a. Base Standard

All single family residential units shall have a minimum roof pitch of 8:12,



with articulation, dormers or a combination of hip and gable roofing.

b. Desirable Design Attributes:

None

7. Roofs and Roofing - Roofing Materials

a. Base Standard

All single family residential units shall have architectural-grade overlap shingles, tile or standing seam metal. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.

b. Desirable Design Attributes:

None

8. Roofs and Roofing - Roof Eaves

a. Base Standard

No wood fascia or soffits are permitted.

b. Desirable Design Attributes:

None

9. Garage Entry

a. Base Standard

Garage doors can be located on the primary street elevation of a single family residential unit with an upgraded insulated door with carriage hardware. The primary street would be the addressed street front. Garages may face the street on a corner lot side yard. Each garage shall be a minimum of 2 car garage.



b. Desirable Design Attributes:

Detached Garage

10. Dwelling Size

a. Base Standard

The minimum square feet of floor space shall be 2,400 square feet, measured within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.

11. Fencing

a. Base Standard

- (1) Front yard fences (if provided) shall be permitted to a height of 4 feet maximum with minimum 50 percent transparency constructed of wood or wrought iron.
- (2) Side and rear yard fences (if provided) shall be permitted to a height of 8 feet maximum and constructed of wood with metal posts and rails to the inside.
- (3) Pressure treated wood is prohibited.
- (4) Fences shall be constructed of decorative iron next to public open space, and shall be minimum 4 ft in height.

b. Desirable Design Attributes

- (1) Front yard fences (if provided) shall be permitted to a height of 4 feet maximum with minimum 50 percent transparency constructed of wood or pipe fencing.
- (2) Side and rear yard fences (if provided) shall be permitted to a height of 5 feet maximum and constructed of t-posts and horse fencing or pipe fencing.
- (3) Pressure treated wood is permitted.

12. Landscaping

a. Base Standard

- (1) Each residential dwelling shall have sodded front, side, and rear yard with a minimum of 2 trees and 5 shrubs in front yard.
- (2) Each residential dwelling unit shall have an automated, subsurface irrigation system.

b. Desirable Design Attributes

None

13. Outdoor Lighting

a. Base Standard

All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.

b. Desirable Design Attributes

None

14. Conservation/Sustainability

a. Base Standard

Each residential dwelling unit must comply with the Energy component of the Building Code.

b. Desirable Design Attributes

None

Revision:	Date:
REVISED—CODE	DECEMBER 2015
2,303 SF	FIRST FLOOR
1,307 SF	SECOND FLOOR
3,610 SF	TOTAL LIVING AREA
1,725/184 SF	PORCHES/BALCONY
5,519 SF	TOTAL (under roof)

LEGEND

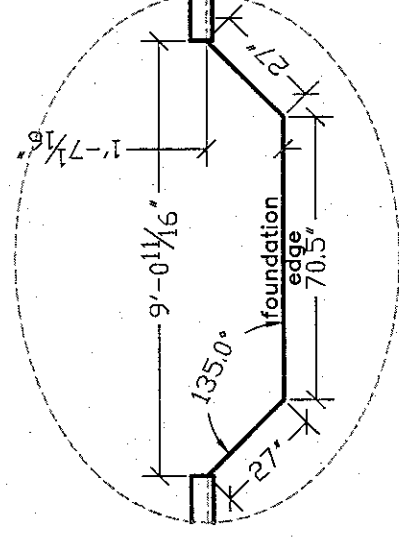
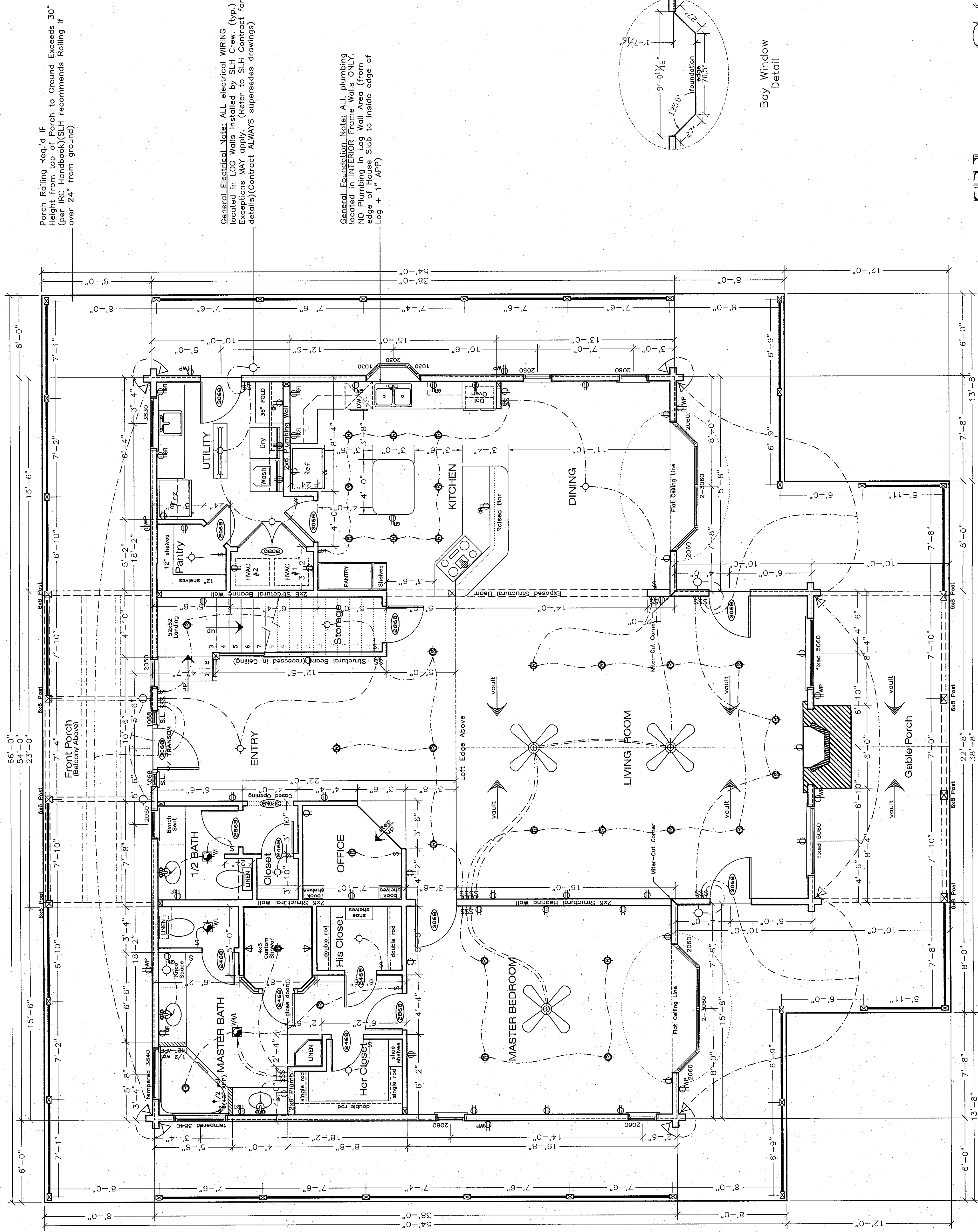
- Switch, 110V single pole
- Switch, 110V three-way
- Switch, 110V four-way
- Switch, dimmer
- Switch, fan & light wired separate
- Receptacle, double outlet 110V wall
- Receptacle, multiple double outlet 110V
- Receptacle, double outlet 110V wall
- Receptacle, double outlet 110V weatherproof
- Receptacle, double outlet 110V floor
- Receptacle, 220V single outlet
- Light, ceiling mount
- Light, wall mount
- Light, recessed
- Light, single flood
- Light, double flood
- Exhaust fan, ceiling mount
- Exhaust fan, wall mount
- Bath heater
- Combination bath vent/heater or "as labeled"
- Smoke detector, ceiling mount
- Television cable outlet
- Telephone wall outlet
- Telephone floor outlet
- Hidden line
- Wiring line
- Ceiling line
- Roof line
- Beam line

30/30 Window / Door opening size

Height: Feet-Inches (3'-0")

Width: Feet-Inches (8'-0")

1/4" = 1'



Bay Window Detail

FIRST FLOOR PLAN

The Stone Ridge

drawings represent common construction practices and are not engineered for a specific site

8405 US Hwy. 259 N
Longview, Texas 75605
903-663-1729

Drawn By: J. Cammack	DATE: SEPT. 2011
SCALE: 1/4" = 1'-0"	SHEET: 1/4
Salesman: N/A	

Revision Date:
REVISED-CODE
DECEMBER 2015

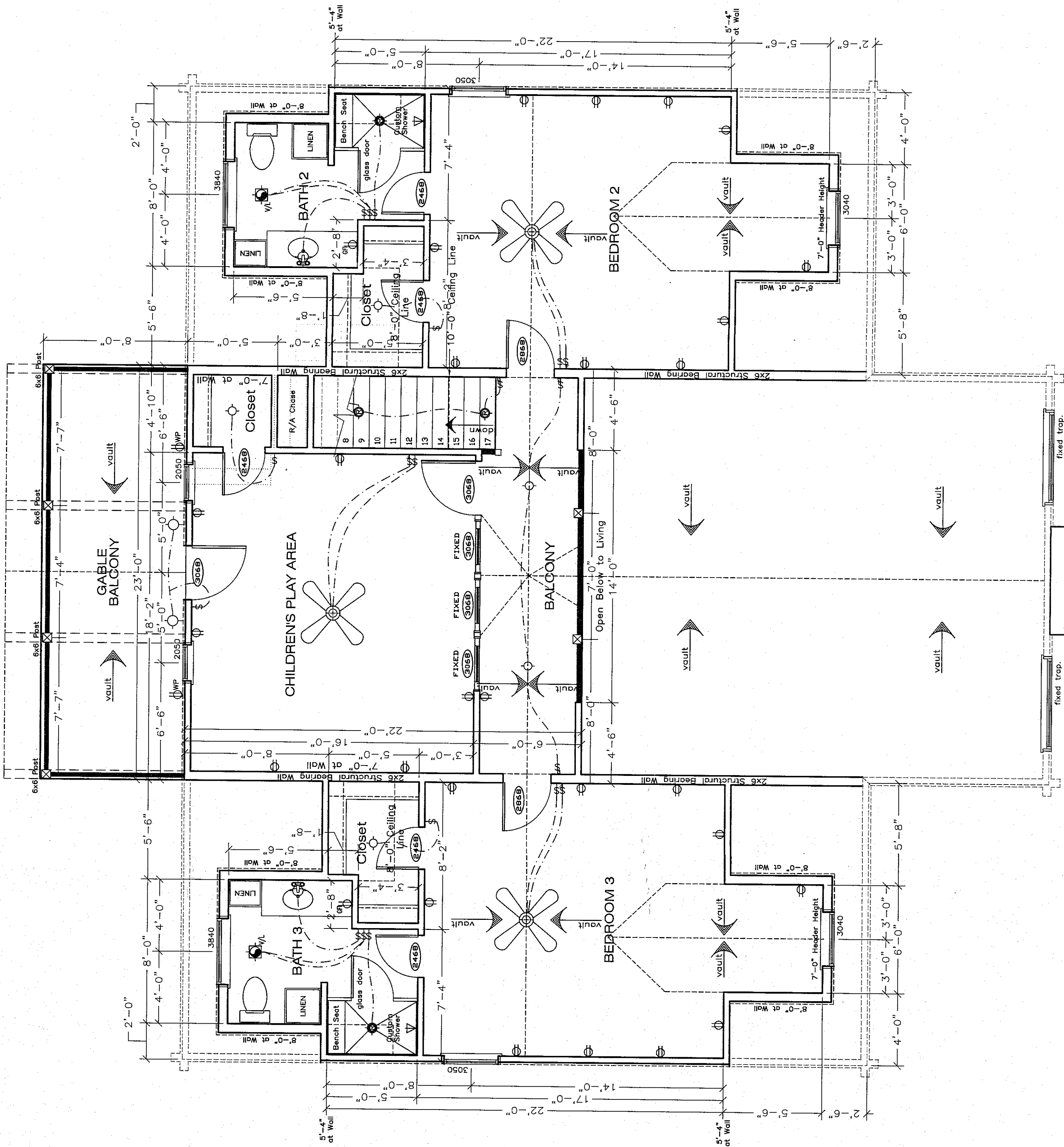
The Stone Ridge



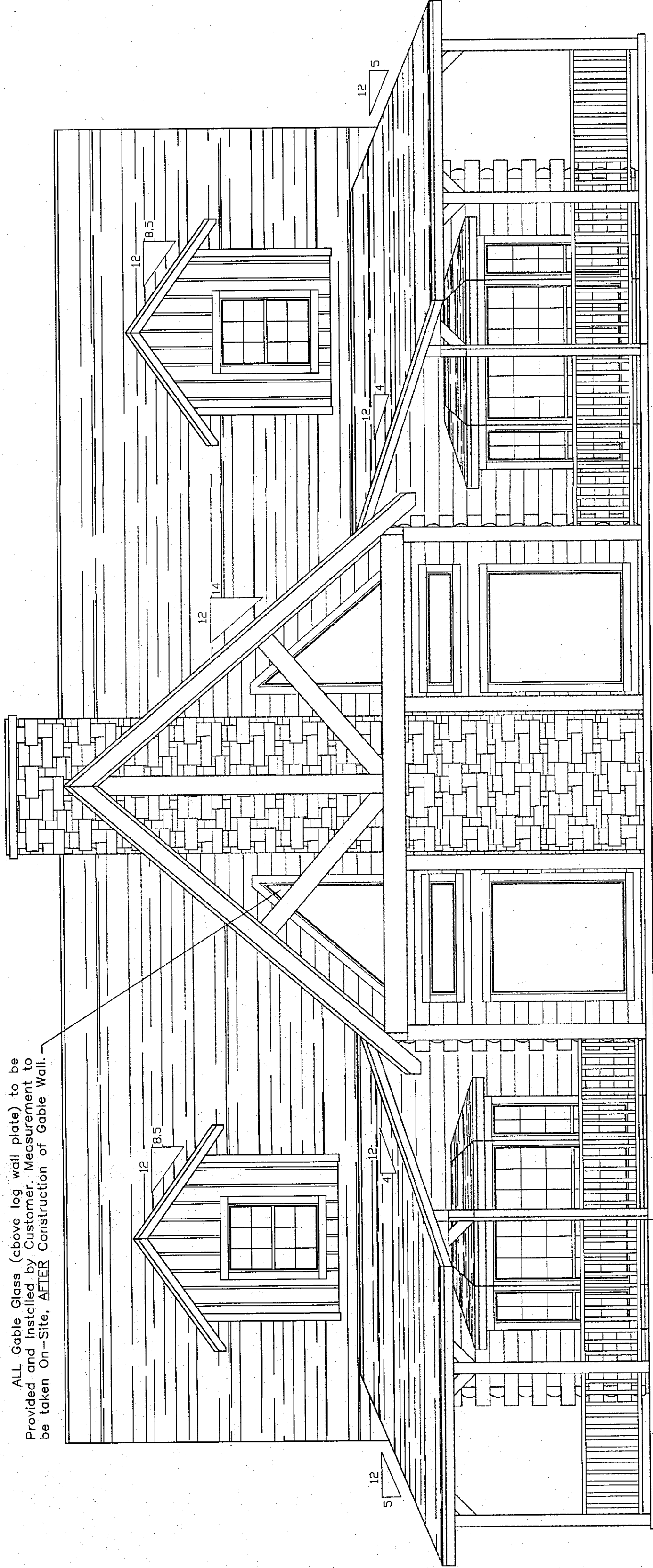
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DATE: SEPT. 2011
SCALE: 1/4" = 1'-0"
Salesman: N/A
SHEET

2/4

The Stone Ridge
drawings represent common construction practices and are not engineered for a specific site

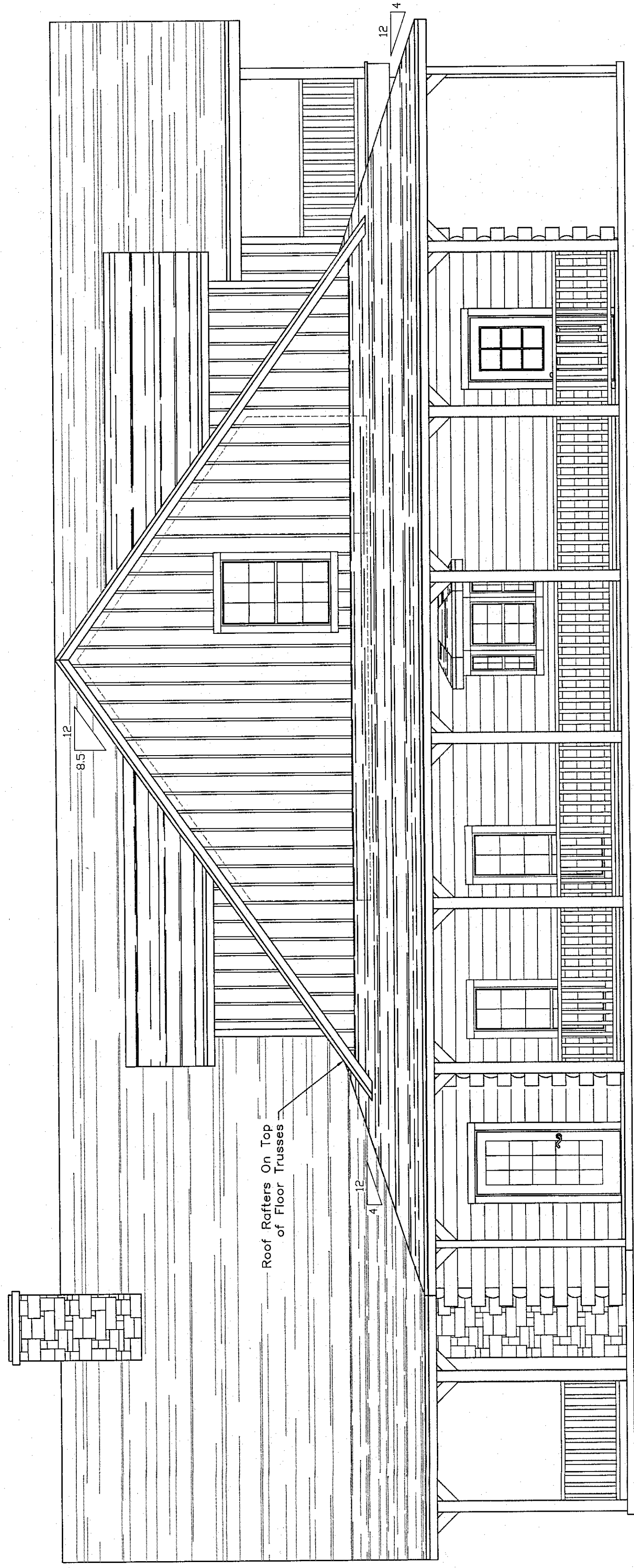


SECOND FLOOR PLAN



ALL Gable Glass (above log wall plate) to be Provided and Installed by Customer. Measurement to be taken On-Site, AFTER Construction of Gable Wall.

REAR ELEVATION



Roof Rafters On Top of Floor Trusses

RIGHT ELEVATION

Satterwhite
Log Homes

8405 US HWY. 269 N.
Longview, Texas 75606
903-663-1729

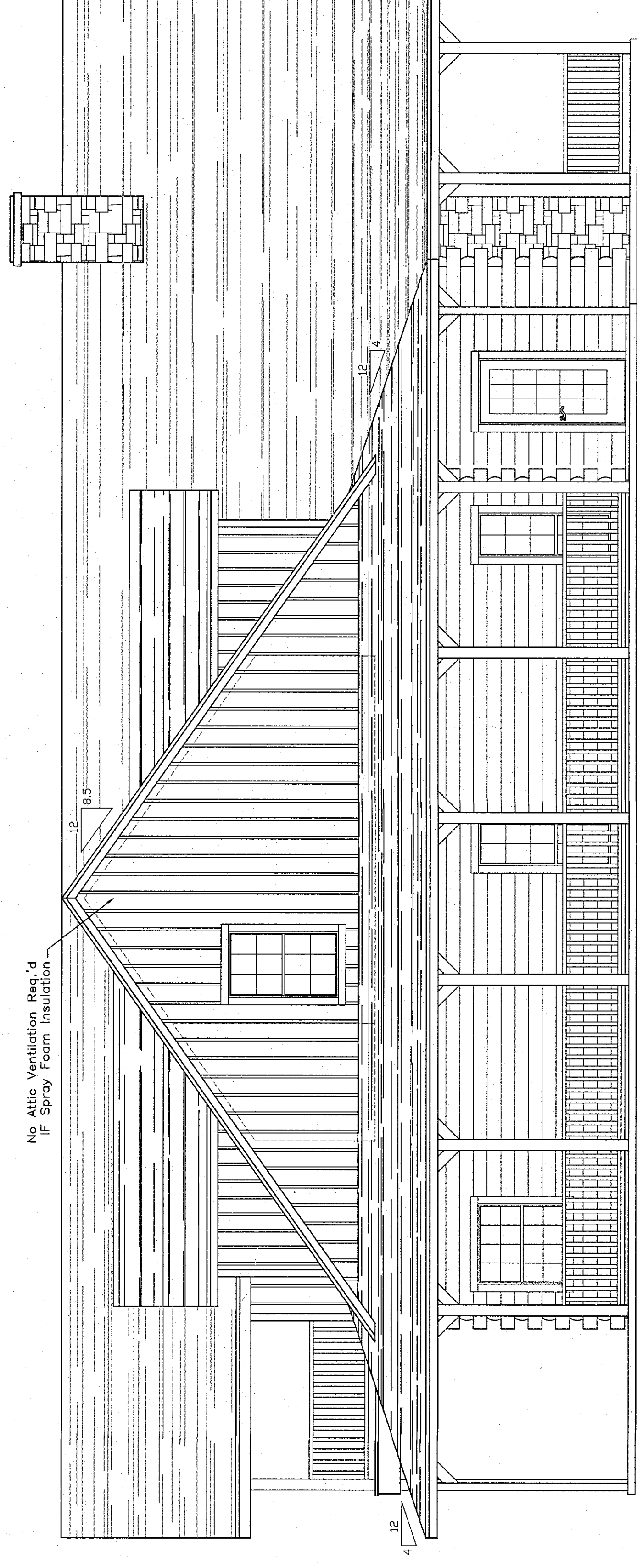
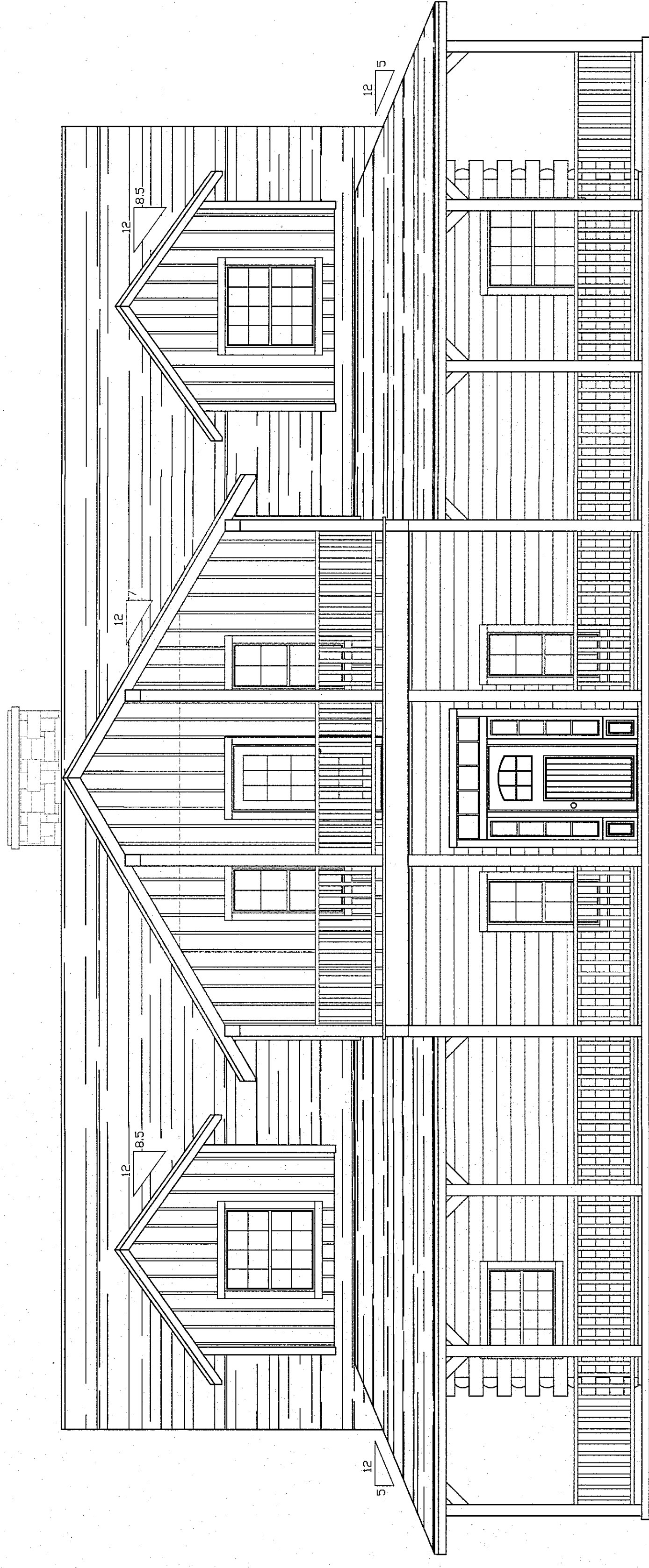
Drawn By: J. Cammack
DATE: SEPT. 2011
SCALE: 1/4" = 1'-0"
Salesman: N/A
SHEET

The Stone Ridge

drawings represent common construction practices and are not engineered for a specific site

The Stone Ridge

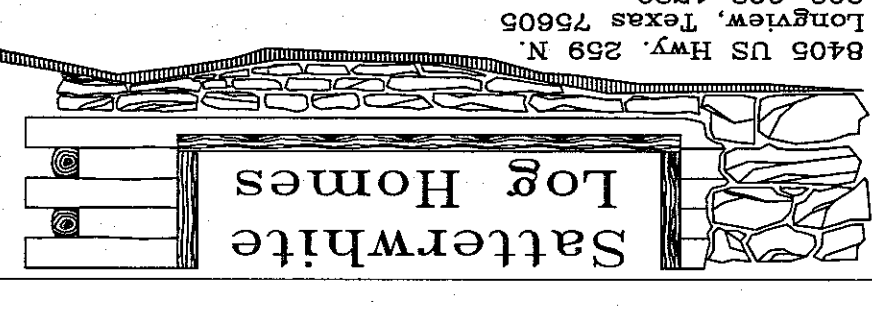
Revision Date:
REVISED CODE
DECEMBER 2015



LEFT ELEVATION

The Stone Ridge

drawings represent common construction practices and are not engineered for a specific site



Satt
Log

Drwn By: J. Cammack

DATE SEPT. 2011

SCALE 1/4" = 1'-0"

Salesman N/A

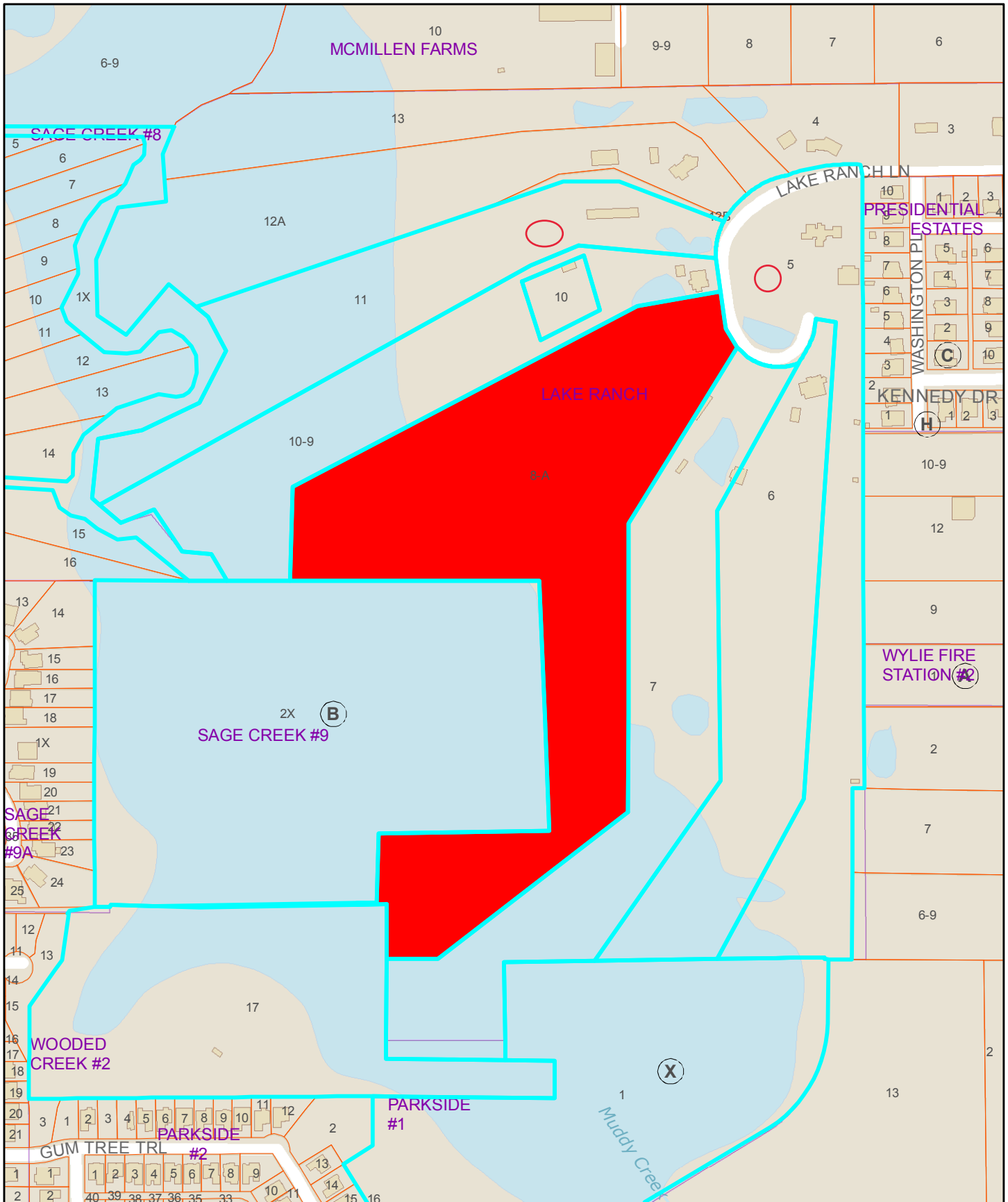
SHEET

The Stone Ridge

Revision Date:

REVISÉ-CODE

DECEMBER 2015



OWNER NOTIFICATION MAP **ZONING CASE #2018-01**

Map Date: 1/3/2018

	A	B	C	D	E	F	G	H	I	J
1	PROPERTY ID	X_REF	PROPERTY OWNER LINE 1	PROPERTY OWNER LINE 2	ADDRESS	CITY	STATE	ZIPCODE +4	LEGAL DESCRIPTION	situs_disp
2	1274962	R-0785-000-0060-1	GOUGHNOUR PAUL &	LAURA GOUGHNOUR	601 LAKE RANCH LN	WYLIE	TX	75098-7102	LAKE RANCH, LOT 6	601 LAKE RANCH LN WYLIE, TX 75098
3	1274971	R-0785-000-0070-1	PIERONI MARC		4287 BELT LINE RD # 329	ADDISON	TX	75001-4510	LAKE RANCH, LOT 7	701 LAKE RANCH LN WYLIE, TX 75098
4	1275006	R-0785-000-0100-1	WHITTED RODNEY BUFORD		1001 LAKE RANCH LN	WYLIE	TX	75098-7133	LAKE RANCH, LOT 10	1001 LAKE RANCH LN WYLIE, TX 75098
5	1275015	R-0785-000-0110-1	NEWMAN GENE W		2708 GRANDVIEW DR	PLANO	TX	75075-8110	LAKE RANCH, LOT 11	1101 LAKE RANCH LN WYLIE, TX 75098
6	1964635	R-0785-000-0109-1	WHITTED RODNEY B & NANCY L		1001 LAKE RANCH LN	WYLIE	TX	75098-7133	LAKE RANCH, LOT 10-9	1001 LAKE RANCH LN WYLIE, TX 75098
7	2029164	R-0785-000-008A-1	HOHENSTEIN KELLI &	SAMANTHA LOU BEANS	801 LAKE RANCH LN	WYLIE	TX	75098-7129	LAKE RANCH, LOT 8-A	801 LAKE RANCH LN WYLIE, TX 75098
8	2146869	R-6849-000-0170-1	WEEREN ERIC &	DENISE WEEREN	7402 WINDMILL LN	GARLAND	TX	75044-2056	ABS A0849 MOSES SPARKS SURVEY, TRACT 17, 14.332 ACRES	2614 SPANISH OAK TRL WYLIE, TX 75098
9	2150167	R-0785-000-0050-1	MILLER RONALD A		501 LAKE RANCH LN	WYLIE	TX	75098-7121	LAKE RANCH, LOT 5	501 LAKE RANCH LN WYLIE, TX 75098
10	2578574	R-8697-00B-001X-1	WYLIE CITY OF		300 COUNTRY CLUB DR BLDG 100	WYLIE	TX	75098-3000	SAGE CREEK PHASE VIII (CWY), BLK B, LOT 1X; OPEN SPACE & PARK REPLAT	RYAN LN WYLIE, TX 75098
11	2624530	R-9325-00B-002X-1	WYLIE CITY OF		300 COUNTRY CLUB DR BLDG 100	WYLIE	TX	75098-3000	SAGE CREEK PHASE IX (CWY), BLK B, LOT 2X; PARK LAND	WYLIE, TX 75098
12	2635015	R-9500-00X-0010-1	WYLIE CITY OF		300 COUNTRY CLUB DR BLDG 100	WYLIE	TX	75098-3000	PARKSIDE PHASE I (CWY), BLK X, LOT 1; OPEN SPACE	2106 LAKEFIELD DR WYLIE, TX 75098

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

X

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2018-01.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2018-01.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 6, 2018, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 27, 2018, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

GENE W. NEWMAN
(please print)

Address:

2708 GRANDVIEW DR
PLANO, TX 75075-8110

Signature:

Gene W. Newman

Date:

Jan. 18, 2018

COMMENTS:

I OWN 1101 LAKE RANCH LN.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



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Tuesday, February 27, 2018, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: _____



Ronald A. Miller
501 Lake Ranch Ln
Wylie, TX 75098-7121

Address: _____

Signature: _____

Ronald A. Miller

Date: _____

01/17/2018

COMMENTS:

I am looking forward to have a home in the area that is not 3/4 brick exterior.

The Homeowners Association had a bylaw that to that effect and it makes the homes in the area so alike.

Please pass this zoning Request !!!